

TITLE TO REAL ESTATE—PREPARED BY WILKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

JAN 21 3 04 PM '72

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Zelfred C. Smith, Jr. and Jean D. Smith

in consideration of Five Thousand (\$5,000.00) and assumption of mortgage Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MILLARD F. ADAMS, JR., his heirs and assigns,

All that lot of land with the buildings and improvements thereon, situate on the north side of Dera Street, in the city of Greenville, Greenville County, S.C., shown as Lot # 44 on plat of Pleasantburg Forest recorded in plat book GG page 162, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on north side of Dera Street at the joint front corner of Lots 43 & 44; and runs thence along the line of Lot 43, N. 6-00 W. 255.9 feet to an iron pin; thence S. 82-26 E. 56 feet to an iron pin; thence S. 71-14 E. 63 feet to an iron pin; thence along the line of Lot 45, S. 0-52 W. 229.3 feet to an iron pin on north side of Dera Street; thence along Dera Street N. 87-53 W. 15 feet to an iron pin; thence still along Dera Street S. 89-46 W. 70 feet to the beginning corner.

This is the same lot conveyed to grantors by James J. McCulloch, Jr. and Doris A. McCulloch by deed recorded July 9, 1971 in deed vol. 920 page 12 of the RMC Office for Greenville County, S. C. and is conveyed subject to any recorded restrictions, easements or rights of way or those that may be shown on the ground.

As a part of the consideration for this conveyance the grantee herein assumes and agrees to pay that certain mortgage given to Carolina National Mortgage Investment Company, Inc., in the original amount of \$20,067.41 recorded in vol. 1125 page 445 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$ 19,975.88.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, against the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 21 day of January 19 72 .

SIGNED, sealed and delivered in the presence of:

William H. Wilkings (SEAL)
Dorobea C. Hall (SEAL)
Zelfred C. Smith Jr. (SEAL)
Jean D. Smith (SEAL)



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21 day of January 19 72 .

Dorobea C. Hall (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES Nov. 12, 1979
William H. Wilkings

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
RENUCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 21 day of January 19 72 .

Dorobea C. Hall (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES Nov. 12, 1979
Jean D. Smith

RECORDED this 21st day of January 19 72 , at 3:04 P.M., No. 19892

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